

Grantee: Lansing, MI

Grant: B-08-MN-26-0007

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-08-MN-26-0007

Obligation Date:

03/30/2009

Grantee Name:

Lansing, MI

Award Date:**Grant Amount:**

\$5,992,160.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Dorothy Boone

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Population in Lansing has been declining slowly for two decades. Unemployment has increased to more than 10% city wide, and the number of vacant units topped 13% of the housing stock, even before the mortgage foreclosure crisis began to hit in full. The number of foreclosures more than tripled between 2004 and 2007. Foreclosures continued to rise through 2008 and remained high in 2009. Most of the City faces a high or very high risk of foreclosure abandonment in the next 18 months. Based on data available in fall 2008, eight areas of the city had seen a concentration of subprime lending and foreclosure activity. These were selected as NSP priority areas. They are Comstock Area, Prudden, Oak Park, Urbandale, Vision 2020, Potter Walsh, Baker Donora and Southwest Lansing neighborhoods.

Distribution and and Uses of Funds:

Activities need to take place to encourage stabilization of the housing market. Excess supply of housing needs to be reduced by acquiring and demolishing vacant blighted housing units and substandard housing that cannot be fully rehabilitated because it is located in flood prone areas. Vacant housing that is contributing to neighborhood decline needs to be rehabilitated and sold where completed units can be successfully marketed. Some vacant housing units need to be rehabilitated for rent to homeless families. Neighborhood stabilization assistance needs to be made available to help citizens mobilize themselves to combat blight and housing deterioration. Some new construction is needed on infill lots. Prospective home owners need assistance to reduce financial barriers to home ownership and overcome buyers' reluctance to purchase in an uncertain housing market. Funds need to be spent on administrative activities necessary to complete neighborhood stabilization initiatives.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,992,160.00
Total CDBG Program Funds Budgeted	N/A	\$5,992,160.00
Program Funds Drawdown	\$981,458.54	\$3,979,677.87
Program Funds Obligated	\$0.00	\$5,992,160.00
Program Funds Expended	\$0.00	\$1,734,983.16
Match Contributed	\$0.00	\$267,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$267,000.00
Limit on Public Services	\$898,824.00	\$0.00
Limit on Admin/Planning	\$599,216.00	\$85,342.45
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,498,040.00	\$1,500,000.00

Overall Progress Narrative:

Overall progress with NSP activities is on schedule. 100% of grant funds have been obligated and 66% of the grant award, \$3,979,678 was disbursed as of the end of the quarter. Planned rehabilitation, construction and demolition activities are well under way and completed units are on the market. The NSP team continues to meet weekly to make sure progress stays on track toward completing all grant activities. NSP 2 staff meetings have been combined with the weekly NSP 1 meetings.

The priority focus began with acquisition, then moved to rehabilitation and has now shifted to occupancy and marketing for completed units and vacant lots. Demolition activities have progressed steadily throughout except when delayed due to seasonal conditions.

Eleven units are in progress for supportive housing. This activity will satisfy the requirement to invest 25% of NSP funds for the benefit of families at or below 50% of area median income, although sales of properties to households with income at or below 50% of area median is also being pursued. Six supportive housing units were completed as of the end of the quarter, three units were under construction and two units were awaiting bids.

Construction of the Neighborhood Empowerment Center was completed except for minor items that are mostly weather related. The building is fully occupied and operating. Head Start classrooms are in use daily. Home repair classes, housing counseling, tool lending, community gardening, Tuesday Toolmen volunteer home repair program were all operating from the Neighborhood Empowerment Center during the quarter. Greater Lansing Housing Coalition and NSP 2 staff also run their daily operation from the building.

Demolition or deconstruction has been completed for 42 properties. Hazardous materials assessment and

remediation were completed for 22 units during the quarter. These units are ready for demolition as soon as seasonal load limits are removed. One more unit is in process for demolition. Rehabilitation and resale were planned for ten units. Two have been completed and sold, although one sale had not been closed as of the end of the quarter. Seven more homes are completed and are currently listed for sale. One is planned for rehabilitation this summer. Two homes were planned for new construction. One has been completed and is on the market for sale. Architectural plans for the other are in progress. Land banking activity is ongoing for vacant properties.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-1, Permanent Supportive Housing Development	\$390,740.03	\$1,500,000.00	\$1,054,959.75
2-1, Library Rehabilitation	\$309,367.50	\$850,000.00	\$764,453.60
3-1, Home owner Purchase and Rehabilitation Assistance	\$0.00	\$0.00	\$0.00
4-1, Demolition and Deconstruction	\$30,328.05	\$400,000.00	\$242,893.21
5-1, Housing Rehabilitation and Resale	\$170,316.90	\$840,000.00	\$840,000.00
6-1, New Construction	\$18,280.96	\$250,000.00	\$177,987.31
7-1, Home Buyer Assistance	\$0.00	\$0.00	\$0.00
8-1, Land Bank Acquisition, Disposition and Maintenance	\$42,305.78	\$1,552,944.00	\$814,041.55
9, Administration	\$20,119.32	\$599,216.00	\$85,342.45
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	1
Activity Title:	Permanent Supportive Housing Development

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1-1

Projected Start Date:

12/01/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Permanent Supportive Housing Development

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

OCOF

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$390,740.03	\$1,054,959.75
Program Funds Obligated	\$0.00	\$1,500,000.00
Program Funds Expended	\$0.00	\$267,784.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire and rehabilitate foreclosed homes for use as permanent supportive housing for homeless families.

Location Description:

NSP eligible block group

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/11
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/11	0/0	8/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	2
Activity Title:	Rehabilitation of former Library

Activity Category:

Rehabilitation/reconstruction of public facilities

Project Number:

2-1

Projected Start Date:

03/01/2009

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Library Rehabilitation

Projected End Date:

02/01/2011

Completed Activity Actual End Date:
Responsible Organization:

GLHC

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$850,000.00
Total CDBG Program Funds Budgeted	N/A	\$850,000.00
Program Funds Drawdown	\$309,367.50	\$764,453.60
Program Funds Obligated	\$0.00	\$850,000.00
Program Funds Expended	\$0.00	\$0.00
GLHC	\$0.00	\$0.00
Match Contributed	\$0.00	\$267,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitate a 17,000 sq. ft. building for use as a one-stop Housing and Community Resource Center/Neighborhood Empowerment Center.

Location Description:

Corner Maple St. and Pine St. in Comstock NSP priority area, census tract 5.

Activity Progress Narrative:

The building was completed except for punchlist items and other items that could not be completed until weather permits. The building is operating and primary tenants, Head Start, Greater Lansing Housing Coalition, Ingham County Land Bank and the Garden Project have moved in to their respective spaces.

Final disbursement is pending and will be released when it is determined that all work has been satisfactorily completed and all wage restitution amounts are paid. Prevailing wage monitoring was substantially completed as of the end of the reporting period. As of 3-31-2011 a total amount of \$4,912.54 was collected in liquidated damages and disbursed to 8 workers. Home repair classes, a mobile tool bank, housing counseling, housing acquisition and rehabilitation programs, community gardening and Head Start classes are all in operation at the Neighborhood Empowerment Center.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	1	3/1
# of Non-business Organizations	4	6/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons	39920	26476	118058	39920/39920	26476/26476	118058/118058	56.24

Activity Locations

Address	City	State	Zip
600 W. Maple	Lansing	NA	48906

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	3
Activity Title:	Homeowner Purchase Rehabilitation (HPR)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

3-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Home owner Purchase and Rehabilitation Assistance

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

GLHC

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
GLHC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Assist eligible home buyers in selecting, acquiring, rehabilitation properties and finding affordable fixed-rate mortgages.

Location Description:

Southwest Lansing or any NSP eligible block group.

Activity Progress Narrative:

This activity has been discontinued due to buyers' lack of interest. Buyers failed to participate despite increasing the amount available for rehabilitation and renewed efforts to market the program for upgrading energy efficiency and safety of foreclosed properties. Buyers cited a lack of confidence in future market value of the property and concerns for not being able to recover their investment. Funds were transferred to other activities, primarily Activity 2, the Neighborhood Empowerment Center, where they could be fully obligated by the September 17, 2010 deadline.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	4
Activity Title:	Demolition of blighted property

Activity Category:

Clearance and Demolition

Project Number:

4-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition and Deconstruction

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

ICLB

Overall
Jan 1 thru Mar 31, 2011
To Date

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$30,328.05	\$242,893.21
Program Funds Obligated	\$0.00	\$400,000.00
Program Funds Expended	\$0.00	\$124,273.03
ICLB	\$0.00	\$124,273.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolition of blighted property that is not feasible for rehabilitation.

Location Description:

Homes in 100 year flood plain or any NSP target area.

Activity Progress Narrative:

Demolition is progressing steadily and is on schedule. 40 units have been demolished and 2 have been deconstructed. 23 more are pending demolition. During the quarter, 22 units were assessed and remediated for hazards. Demolition on these is pending as soon as seasonal load limits are lifted so that heavy equipment can operate on the streets. Demolition for one unit located within the 100 year flood plain is delayed waiting for approval from the State Historic Preservation Office.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	42	62/60
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	42	71/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
1036 McCullough	Lansing	NA	48912
515 Rulison	Lansing	NA	48915
608 Baker	Lansing	NA	48910
4919 Christiansen	Lansing	NA	48910
1132 Farrand	Lansing	NA	48906
1521 Lyons	Lansing	NA	48910
1124 Reo	Lansing	NA	48910
4529 Pleasant Grove	Lansing	NA	48910
921 E. Saginaw	Lansing	NA	48906
1114 S. Holmes	Lansing	NA	48912
1112 Farrand	Lansing	NA	48906
1617 Bailey	Lansing	NA	48910
1308 E. Grand River	Lansing	NA	48906
832 E. Shiawassee	Lansing	NA	48912
1315 Lenawee	Lansing	NA	48915
813 Johnson	Lansing	NA	48906
908 May	Lansing	NA	48906
903 N. Pine	Lansing	NA	48906
832 Johnson	Lansing	NA	48906
1216 W. Ionia	Lansing	NA	48915
1437Pontiac	Lansing	NA	48910
713 Foster	Lansing	NA	48912
1811 W Main	Lansing	NA	48915
1005 Shepard	Lansing	NA	48912
833 Fayette	Lansing	NA	48910
1103 Regent	Lansing	NA	48912
606 Leslie	Lansing	NA	48912
614 Avon	Lansing	NA	48910
333 N Pennsylvania	Lansing	NA	48912
725 East Park Terrace	Lansing	NA	48906
1614 Bailey	Lansing	NA	48910
912 Dakin	Lansing	NA	48912
1241 Bensch	Lansing	NA	48912

711 N. Pennsylvania	Lansing	NA	48906
2611 Fielding	Lansing	NA	48910
512 Baker	Lansing	NA	48915
721 Johnson	Lansing	NA	48906
839 E. Saginaw	Lansing	NA	48906
1037 Greenwood	Lansing	NA	48906
1345 Emerson	Lansing	NA	48906
530 S. Mifflin	Lansing	NA	48912
222 S. Martin Luther King Jr. Blvd.	Lansing	NA	48915

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	5
Activity Title:	Acquisition, Rehabilitation and Resale (ADR)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Housing Rehabilitation and Resale

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

ICLB

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$840,000.00
Total CDBG Program Funds Budgeted	N/A	\$840,000.00
Program Funds Drawdown	\$170,316.90	\$840,000.00
Program Funds Obligated	\$0.00	\$840,000.00
Program Funds Expended	\$0.00	\$238,654.18
ICLB	\$0.00	\$238,654.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire and rehabilitate foreclosed properties for sale to eligible home buyers.

Location Description:

NSP eligible areas.

Activity Progress Narrative:

Rehabilitation and resale was originally planned for ten units. All ten have been acquired. Construction was completed at nine properties as of the end of the quarter. One more was awaiting plans so it could be prepared for bid. Seven homes are on the market and two homes have been sold to eligible buyers. One sale has closed and one is still pending. Two properties originally planned for rehabilitation have been moved to demolition because the cost of the rehabilitation work needed would exceed the cost of new construction for a similar replacement unit. Rehab costs are averaging roughly \$100,000 per unit and are expected to exceed NSP funds available. Sufficient funds are anticipated from sales of completed properties to complete rehab on all 10 units, however HOME funds are also available if needed to keep construction on schedule.

The scope of rehabilitation is comprehensive. The intended result is a home that will be structurally sound and function well for decades, comparable to the performance expected for a newly built home.

Rehabilitated properties meet 5 star energy efficiency standards or higher wherever possible. Rehabilitation specifications typically include replacement of water heaters, furnaces, windows, doors, siding and shingles. Kitchens are fitted with new cabinets, countertops, sinks and appliances. Plumbing and lighting fixtures are replaced. Insulation may be added. Walls, floors and trim are refinished or repainted. Basements systems are installed to correct moisture problems.

Lead paint hazards and asbestos containing material is abated. Radon systems are installed where needed. Structural defects are remedied and walks, drives and other site or landscape problems are corrected where needed. Additional bathrooms may be added, interior floor plans may be adjusted and electrical system upgrades may be installed to better meet the expectations of current home buyers. If the structure is located in a historic district, care is taken to complete the rehabilitation in a way that retains significant historic character. Where feasible, accessibility modifications may be included.

No problems have been encountered in finding qualified contractors to bid on the work, however new contractors are sought on

an ongoing basis, especially Section 3 qualified contractors and minority and women owned firms. Lead abatement training has been offered to contractors as well as training required to meet the new Environmental Protection Agency (EPA) regulations for Rehabilitation, Repair and Painting (RRP) that went into effect in 2010. Ingham County Land Bank provides interim financing during construction and NSP funds are drawn at or near completion of the job. Overall rehabilitation progress is on schedule and progressing well. Completed homes are listed for sale as soon as they are ready. At the end of the quarter planning was complete for a marketing effort in April, which is the strongest month for home sales in Lansing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	14/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	14/10
# of Singlefamily Units	14	14/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	-2	-11	0/0	1/10	1/10	100.00
# Owner Households	0	1	1	0/0	1/10	1/10	100.00

Activity Locations

Address	City	State	Zip
3118 Risdale	Lansing	NA	48910

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	6
Activity Title:	New Construction

Activity Category:

Construction of new housing

Project Number:

6-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

ICLB

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$18,280.96	\$177,987.31
Program Funds Obligated	\$0.00	\$250,000.00
Program Funds Expended	\$0.00	\$109,761.00
ICLB	\$0.00	\$109,761.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Infill Construction of new housing for sale to NSP eligible home buyers.

Location Description:

Comstock Area, Oak Park Area or Prudden Area

Activity Progress Narrative:

Construction was completed for the Hughes Rd. property and the address has been changed to 5219 Hughes Rd. This is the first of two newly constructed homes planned for development. The new home is built on an infill site formerly occupied by a foreclosed, blighted structure which was demolished.

The design incorporates passive solar heating and universal design features. It is a single story structure with attached garage and is similar in size and appearance to the existing homes surrounding it. This project is intended to set an example for the type of new home that fits existing neighborhoods and meets the expectations of current buyers.

The home is planned to be affordable to purchase and affordable to operate. It contains design features that allow flexible use of spaces. The home is designed so that it will be marketable now and in the future to a wide variety households: young families with children, households including people with mobility limitations, older singles or couples, young couples, singles, roommates, etc.

A site for the second newly constructed home at 200 W. Grand River has been selected. Planning is underway to determine the features to be demonstrated in this home and to request bids for construction.

These new designs will be made available to future builders and home buyers for infill development on vacant lots.

This activity is on schedule.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	7
Activity Title:	Down Payment Assistance (DPA)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

7-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Home Buyer Assistance

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Lansing

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Lansing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Down payment assistance for NSP eligible home buyers purchasing a foreclosed home in one of the City's priority NSP areas.

Location Description:

NSP eligible priority areas.

Activity Progress Narrative:

This activity has been discontinued because it could not be completed prior to the deadline for obligating funds under the grant. Funds were transferred to other activities, primarily Activity 2, the Neighborhood Empowerment Center, where they could be fully obligated by the September 17, 2010 deadline. Home Buyer assistance continues to be available from other funding

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

# Owner Households	0	0	0	0/0	0/0	0/0	0
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	8
Activity Title:	Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

8-1

Projected Start Date:

03/01/2009

Benefit Type:
Activity Status:

Under Way

Project Title:

Land Bank Acquisition, Disposition and Maintenance

Projected End Date:

03/01/2019

Completed Activity Actual End Date:
National Objective:

NSP Only - LMMI

Responsible Organization:

ICLB

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,552,944.00
Total CDBG Program Funds Budgeted	N/A	\$1,552,944.00
Program Funds Drawdown	\$42,305.78	\$814,041.55
Program Funds Obligated	\$0.00	\$1,552,944.00
Program Funds Expended	\$0.00	\$965,666.40
ICLB	\$0.00	\$965,666.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties for rehabilitation, sale, demolition or land banking. Includes the cost of property maintenance.

Location Description:

Comstock area, Oak Park, Prudden, Vision 2020, Baker Donora, Urbandale, Potter Walsh and Southwest Lansing.

Activity Progress Narrative:

Land Banking activity is ongoing for vacant parcels. Inquiries have been received regarding 5 parcels and staff is processing them.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	66/70
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	68/70

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Affordable fixed-rate mortgages	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	9
Activity Title:	General Program Administration

Activity Category:

Administration

Project Number:

9

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2019

Completed Activity Actual End Date:
Responsible Organization:

City of Lansing

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$599,216.00
Total CDBG Program Funds Budgeted	N/A	\$599,216.00
Program Funds Drawdown	\$20,119.32	\$85,342.45
Program Funds Obligated	\$0.00	\$599,216.00
Program Funds Expended	\$0.00	\$28,844.37
City of Lansing	\$0.00	\$28,844.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administrative activities required to implement the NSP grant.

Location Description:

N/A

Activity Progress Narrative:

Administrative activities during the quarter included bid letting, continuous refining of procedures, processing payments to contractors and vendors, accounting, tracking activities, maintaining spreadsheets, maintaining files and participating in training and monitoring among other things.

Participation in regular weekly project management meetings between the Ingham County Land Bank and the City continued to include rehabilitation staff from both agencies. Greater staff participation helps to better monitor progress, keep track of work flow and prioritize tasks. New contractor recruitment and screening is ongoing. A new Section 3 policy has been implemented and contractor orientation is ongoing. Problems were encountered by contractors in securing bonding. Alternative strategies were developed including using cash deposits and irrevocable letters of credit.

Ingham County Land Bank and the City of Lansing are each using their own installation of Community Development Manager (CDM) software for managing day to day rehabilitation and construction activity. The rehabilitation specification library has been updated in both systems so that the standard specifications and materials lists match. Request for Qualification packages were drafted to solicit new bids for architectural services.

Additional time was spent during the quarter trying to obtain clearance to demolish a blighted property in the flood plain. The subject property is also located in a historic district and the State Historic Preservation Office determined that demolition would create an adverse effect. This triggers a complex process for obtaining approval through the National Historic Preservation Section 106 Review. The effort is progressing with the State Historic Preservation Office.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
